

CITY OF SAINT PAUL Christopher B. Coleman, Mayor

COMMERCE BUILDING 8 Fourth Street East, Suite 200 St Paul, Minnesota 55101-1024

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September 28, 2006

CLAUDE WORRELL 1035 CEDAR LAKE ROAD SOUTH MINNEAPOLIS MN 55405

Re: 868 Fremont Avenue File#: 06 053925 VB2

Dear Property Owner:

Pursuant to your request the above-referenced property was inspected and the following report is submitted:

BUILDING

- 1. Remove trees from against foundation.
- 2. Insure basement cellar floor is even, is cleanable, and all holes are filled.
- 3. Install Provide hand and guardrails on all stairways and steps as per attachment.
- 4. Install plinth blocks under posts in basement.
- 5. Tuck Point interior/exterior foundation.
- 6. Install floor covering in the bathroom and kitchen that is impervious to water.
- 7. Provide thumb type dead bolts for all entry doors. Remove any surface bolts.
- 8. Repair or replace any deteriorated window sash, broken glass, sash holders, re-putty etc. as necessary.
- 9. Provide storms and screens complete and in good repair for all door and window openings.
- 10. Repair walls and ceilings throughout, as necessary.
- 11. Provide hand and guardrails on all stairways and steps as per attachment.
- 12. Where wall and ceiling covering is removed, attic, replace doors and windows, (insulation, glass, weather stripping, etc.) shall meet new energy code standards.
- 13. Prepare and paint interior and exterior as necessary (take the necessary precautions if lead base paint is present).
- 14. Provide general clean-up of premise.
- 15. Provide smoke detectors as per the Minnesota State Building Code.
- 16. Repair soffit, fascia trim, etc. as necessary.
- 17. Provide proper drainage around house to direct water away from foundation.
- 18. Install downspouts and a complete gutter system.
- 19. Provide general rehabilitation of garage.

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ELECTRICAL

- 1. Make switches and outlets accessible.
- 2. Install globe fixture on light in the first floor closet.
- 3. Ground the first floor bathroom light.
- 4. Rewire the bathroom GFIC outlet to Code.
- 5. Reinstall loose lights on electrical boxes.
- 6. Provide fill out the service panel directory.
- 7. Rewire all improper wiring in garage or remove it.
- 8. Repair or replace all broken, missing or loose fixtures, devices, covers and plates.
- 9. Check all 3-wire outlets for proper polarity and ground.
- 10. Throughout building, install outlets and fixtures as per Bulletin 80-1.
- 11. Install smoke detectors as per Bulletin 80-1 and I.R.C.
- 12. Electrical work requires a Permit and inspections.

PLUMBING

- 1. All plumbing work requires permit(s) and must be done by a plumbing contractor licensed in Saint Paul.
- 2. The water heater was not in service at the time of the inspection.
- 3. Replace galvanized pipe before the water meter.
- 4. Repair or replace all corroded, broken or leaking water piping.
- 5. Provide the proper fittings or usage for the water piping.
- 6. Provide the proper piping or usage for the water piping.
- 7. Test RPZ or replace with approved backflow device.
- 8. The range gas is incorrect.
- 9. The soil and waste piping has unplugged or open piping; back-pitched piping.
- 10. Provide the proper pipe supports for the soil and waste piping.
- 11. Provide the proper connections, transitions, fitting or pipe usage at the soil and waste piping.
- 12. Vent the laundry tub, correct the waste and provide an anti-siphon faucet to Code.
- 13. Complete the first floor shower to Code (approximately half done).
- 14. Correct the waste at the kitchen sink to Code.
- 15. Vent the first floor shower lavatory and water closet and correct the waste to Code.

HEATING

- 1. <u>Recommend</u> installing approved lever handle manual gas shutoff valve on gas appliances and the boiler.
- 2. Clean and Orsat boiler burner. Check all controls for proper operation. Submit report.
- 3. Extend combustion air pipe to within 18 inches of the floor and strap.

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- 4. Provide support for gas lines to Code. Plug, cap and/or remove all disconnected gas lines.
- 5. Provide heat in every habitable room and bathrooms.
- 6. Install boiler pressure relief valve and pipe boiler relief valve discharge to within 18" of the floor.

ZONING

1. This property was inspected as being a single-family dwelling.

NOTES

- 1. See attachment for permit requirements.
- 2. VACANT BUILDING REGISTRATION FEES MUST BE PAID AT

 NEIGHBORHOOD HOUSING AND PROPERTY IMPROVEMENT (NHPI) FOR

 PERMITS TO BE ISSUED ON THIS PROPERTY. For further information call, NHPI at 651-266-1900, located at 1600 White Bear Avenue.
- 3. Provide plans and specifications for any portion of the building that is to be rebuilt.
- 4. Most of the roof covering could not be properly inspected from grade. Recommend this be done before rehabilitation is attempted.
- 5. There was considerable storage/clutter within property at the time of the inspection. All to meet appropriate Codes when complete.
- 6. All items noted as <u>recommended</u> do not have to be completed for code compliance but should be completed at a later date. Possible purchasers of property shall be made aware of these items

Sincerely,

James L. Seeger Code Compliance Officer

JLS:sla

Attachments